

SNAPSHOT of HOME Program Performance--As of 06/30/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Tennessee**

PJ's Total HOME Allocation Received: **\$237,840,958**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	90.8 %	92.35 %	39
% of Funds Disbursed	87.83 %	85.15 %	22
Leveraging Ratio for Rental Activities	1.23	3.88	47
% of Completed Rental Disbursements to All Rental Commitments**	100 %	93.94 %	1
% of Completed CHDO Disbursements to All CHDO Reservations**	84.99 %	79.48 %	20
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	83.78 %	79.42 %	23
% of 0-30% AMI Renters to All Renters**	51.06 %	37.08 %	13
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.4 %	98.36 %	23
<u>Overall Ranking:</u>			30 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$28,790	\$26,704	1,504 Units 23.4 %
Homebuyer Unit	\$16,671	\$12,794	786 Units 12.2 %
Homeowner-Rehab Unit	\$32,052	\$19,729	4,143 Units 64.4 %
TBRA Unit	\$0	\$2,971	0 Units 0 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tennessee TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,422	\$98,215	\$34,087
State:*	\$41,149	\$66,422	\$31,589
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	73.0	70.7	76.2	0.0
Black/African American:	25.3	24.3	23.4	0.0
Asian:	0.0	0.8	0.0	0.0
American Indian/Alaska Native:	0.3	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.1	0.0

ETHNICITY:

Hispanic	1.3	3.3	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	51.4	33.3	44.1	0.0
2 Persons:	16.4	25.8	26.5	0.0
3 Persons:	17.2	21.6	13.3	0.0
4 Persons:	9.9	11.7	8.8	0.0
5 Persons:	4.1	4.8	4.1	0.0
6 Persons:	0.8	1.9	1.9	0.0
7 Persons:	0.1	0.5	0.9	0.0
8 or more Persons:	0.1	0.3	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.1	35.8	14.0	0.0
Elderly:	24.3	5.0	55.0	0.0
Related/Single Parent:	22.7	28.6	12.6	0.0
Related/Two Parent:	11.4	21.1	12.9	0.0
Other:	6.4	9.5	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.4	0.8 [#]
HOME TBRA:	0.3	
Other:	22.3	
No Assistance:	60.1	

of Section 504 Compliant Units / Completed Units Since 2001 148

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tennessee State: TN

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 30

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 70.50%	84.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 97.90%	99.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.520	1.78	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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